TABLE - 1 - AREA CALCULATION

1	2	3	4	5	6	7	8	9	10	11	12	13	14
TOWER NAME	FLOORS	NO. OF TYPICAL FLOORS	FAR AREA OF FLOOR	TOTAL FAR AREA OF 1 UNIT (SQM)	TOTAL FAR AREA OF 1 UNIT/ TOWER	NO. OF APARTMENTS FOR FLOOR	NO. OF APARTMENTS IN TOWER	TOTAL NO. OF APARTMENTS IN TOWER	GROUND COVERAGE OF 1 UNIT /TOWER	NON FAR AREA	NON FAR AREA OF 1 TOWER (8 X 11)	BUILTUP AREA OF FLOOR	BUILTUP AREA OF 1 TOWER (SAQ)
TOWER-A	STILT/GROUND FLOOR	1	902.361	902.361	42678.242	-	1	159	1393.235	790.874	790.874	1693.235	1693.235
	1ST TO 16TH, 18TH TO 25TH, AND 27TH TO 34TH, 36TH TO 40TH FLOOR	37	1047.188	38745.956		4	148			29.340	1085.580	1047.188	38745.956
	17TH, 26TH & 35TH (REFUGE FLOOR)	3	803.662	2410.986		3	9			250.859	767.577	1058.511	3178.533
	41ST / PENT HOUSE FLOOR	1	918.939	918.939		2	2			20.340	20.340	948.279	948.279
	MUMPTY/MACHINE ROOM, ELECTRICALS,UPS & BATTERY ROOM	-	-	-		-	-			198.326	198.326	198.326	198.326
TOWER-B	STILT/GROUND FLOOR	1	902.361	902.361	42678.242	1	1	159	1393.235	790.874	790.874	1693.235	1693.235
	1ST TO 16TH, 18TH TO 25TH, AND 27TH TO 34TH, 36TH TO 40TH FLOOR	37	1047.188	38745.956		4	148			29.340	1085.580	1047.188	38745.956
	17TH, 26TH & 35TH (REFUGE FLOOR)	3	803.662	2410.986		3	9			250.859	767.577	1058.511	3178.533
	41ST / PENT HOUSE FLOOR	1	918.939	918.939		2	2			20.340	20.340	948.279	948.279
	MUMPTY/MACHINE ROOM	-	-	-		-	-			198.326	198.326	198.326	198.326
TOWER-C	STILT/GROUND FLOOR	1	902.361	902.361	42678.242	1	1	159	1393.235	790.874	790.874	1693.235	1693.235
	1ST TO 16TH, 18TH TO 25TH, AND 27TH TO 34TH, 36TH TO 40TH FLOOR	37	1047.188	38745.956		4	148			29.340	1085.580	1047.188	38745.956
	17TH, 26TH & 35TH (REFUGE FLOOR)	3	803.662	2410.986		3	9			250.859	767.577	1058.511	3178.533
	41ST / PENT HOUSE FLOOR	1	918.939	918.939		2	2			20.340	20.340	948.279	948.279
	MUMPTY/MACHINE ROOM, ELECTRICALS,UPS & BATTERY ROOM	-	-	-		-	-			198.326	198.326	198.326	198.326
TOWER-D	STILT/GROUND FLOOR	1	604.054	604.054	42679.555	1	1	159	1401.063	797.609	797.609	1403.063	1403.063
	1ST TO 16TH, 18TH TO 25TH, AND 27TH TO 34TH, 36TH TO 40TH FLOOR	37	1047.188	38745.956		4	148			29.340	1085.580		0.000
	17TH, 26TH & 35TH(REFUGE FLOOR)	3	803.662	2410.986		3	9			250.859	767.577		0
	41ST / PENT HOUSE FLOOR	1	918.939	918.939		2	2			20.340	20.340		0
	MUMPTY/MACHINE ROOM, ELECTRICALS,UPS & BATTERY ROOM	-	-	-		-	-			198.326	198.326	198.326	198.326
TOWER-E	STILT/GROUND FLOOR	1	603.361	603.361	42678.242	1	1	159	1393.235	790.874	790.874	1693.235	1693.235
	1ST TO 16TH, 18TH TO 25TH, AND 27TH TO 34TH, 36TH TO 40TH FLOOR	37	1047.188	38745.956		4	148			29.340	1085.580	1047.188	38745.956
	17TH, 26TH & 35TH (REFUGE FLOOR)	3	803.662	2410.986		3	9			250.859	767.577	1055.511	3178.533
	41ST / PENT HOUSE FLOOR	1	918.939	918.939		2	2			20.340	20.340	948.279	948.279
	MUMPTY/MACHINE ROOM	-	-	-		-	-			198.326	198.326	198.326	198.326
TOWER-F	STILT/GROUND FLOOR	1	606.954	606.954	42682.857	1	1	159	1401.063	794.167	794.167	1401.063	1401.063
	1ST TO 16TH, 18TH TO 25TH, AND 27TH TO 34TH FLOOR	37	1047.188	38745.956		4	148			29.340	1085.580	1047.188	38745.956
	17TH, 26TH & 35TH(REFUGE FLOOR)	3	803.662	2410.986		3	9			250.859	767.577	1059.511	3178.533
	41ST / PENT HOUSE FLOOR	1	918.939	918.939		2	2			20.340	20.340	948.279	948.279
	MUMPTY/MACHINE ROOM, ELECTRICALS,UPS & BATTERY ROOM	-	-	-		-	-			198.326	198.326	198.326	198.326
TOWER-G	STILT/GROUND FLOOR	1	802.361	802.361	42678.242	1	1	159	1354.72	752.359	752.359	1354.72	1354.72
	1ST TO 16TH, 18TH TO 25TH, AND 27TH TO 34TH FLOOR	37	1047.188	38745.956		4	148			29.340	1085.580	1047.188	38745.956
	17TH, 26TH & 35TH (REFUGE FLOOR)	3	803.662	2410.986		3	9			250.859	767.577	1059.511	3178.533
	41ST / PENT HOUSE FLOOR	1	918.939	918.939		2	2			20.340	20.340	948.279	948.279
	MUMPTY/MACHINE ROOM, ELECTRICALS,UPS & BATTERY ROOM	-	-	-		-	-			198.326	198.326	198.326	198.326
FAR AREA OF ASEMENT-01		-	-	-	107.270	-	-	-	107.270	-	-	107.270	107.270
TOWER-A,B,C & D	BASEMENT-1	-	-	-	-	-	-	-	-	-	-	27493.622	27493.622
	BASEMENT-2	-	-	-	-	-	-	-	-	-	-	26098.809	26098.809
	BASEMENT-3	-	-	-	-	-	-	-	-	-	-	27133.089	27133.089
TOWER-E & F	BASEMENT-1	-	-	-	-	-	-	-	-	-	-	14109.786	14109.786
	BASEMENT-2	-	-	-	-	-	-	-	-	-	-	14109.423	14109.423
	BASEMENT-3	-	-	-	-	-	-	-	-	-	-	13710.772	13710.772
TOWER-G	BASEMENT-1	-	-	-	-	-	-	-	-	-	-	8026.06	8026.06
	BASEMENT-2	-	-	-	-	-	-	-	-	-	-	6829.463	6829.463
	BASEMENT-3	-	-	-	-	-	-	-	-	-	-	6829.463	6829.463
GUARD ROOM		-	-	-	17.480	-	-	8.940	-	-	-	26.400	26.400
STAIRCASES ON SURFACE		-	-	-	-	-	-	172.890	-	-	-	172.890	172.890
GRAND TOTAL		-	-	-	298771.442	-	-	1113	9911.616	-	20072.732	-	414081.703

TABLE-2							
LICENCESD AREA OF SITE	=	116.29625			ACRE OR	470633.479	SQM.
AREA OF RESIDENTIAL COMPONENT		111.67325			ACRE OR	451924.892	SQM.
AREA OF COMMERCIAL COMPONENT @ 2%		2.328			ACRE OR	9421.067	SQM.
TOTAL PERMISSIBLE FAR OF RESIDENTIAL COMPONENT @125	=	564906.115			SQM.		
PROPOSED FAR OF RESIDENTIAL COMPONENT (PHASE-I)	=	298771.442			SQM. OR	53.09	%
PERMISSIBLE GROUND COVERAGE OF RESIDENTIAL COMPONENT @ 35%	=	158173.712			SQM.		
PROPOSED GROUND COVERAGE OF RESIDENTIAL COMPONENT (PHASE-I)	=	9911.616			SQM. OR	2.19	%
PERMISSIBLE FAR OF COMMERCIAL COMPONENT @ 175%	=	16486.867			SQM.		
PERMISSIBLE GROUND COVERAGE OF COMMERCIAL COMPONENT @ 50%	=	4710.533			SQM.		
PROPOSED FAR OF COMMERCIAL COMPONENT	=	NIL					
PROPOSED GROUND COVERAGE OF COMMERCIAL COMPONENT	=	NIL					
DENSITY CALCULATION :							
PERMISSIBLE DENSITY @ 300 PPA ON 116.03125	=	34200			PERSONS		
NUMBERS OF MAIN UNITS	=	1113			NOS.		
TOTAL OCCUPANCY @ 3/MAIN UNITS	=	1113	X	3	= 3339	PERSONS	
PROPOSED DENSITY	=	48.815	PPA				
REQUIRED PUBLIC AMENITIES							
NURSERY SCHOOL	=	1 NO. OF 0.2 ACRE					
PRIMARY SCHOOL	=	1 NO. OF 0.3 ACRE					
PROVIDED PUBLIC AMENITIES							
NURSERY SCHOOL	=	1 NO.					
PRIMARY SCHOOL	=	1 NO.					
CAR PARKING CALCULATIONS:							
REQUIRED CAR PARKING FOR MAIN UNITS	=	1113	N	1.5	ECS PER MAIN UNITS		
	=	1670	ECS				
PROPOSED CAR PARKING FOR MAIN UNITS (REFER TABLE - 2)	=	1589	NOS.				
ORGANIZED OPEN SPACE i.e. TOT LOTS AND PLAYGROUND CALCULATIONS:-							
REQUIRED ORGANIZED OPEN SPACE i.e. TOT LOT AND PLAY GROUND @ 15% OF SITE AREA OF PHASE-1	=	15265.328			SQM		
PROPOSED DEVELOPEMENT OF 25.148 ACRES							
PROPOSED ORGANIZED OPEN SPACE	=	15334.543			SQM		

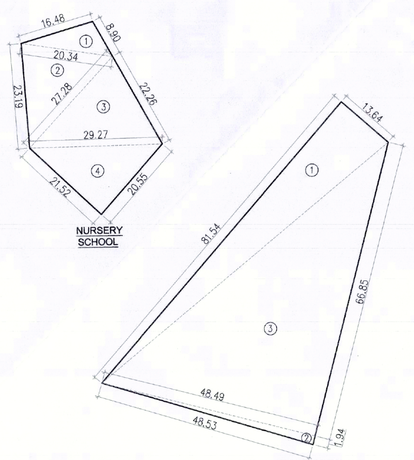
NOTE :-WE PLAN TO UTILIZE PERMISSIBLE PDR/ TDR IN THE SUBSEQUENT PHASES.

PERMISSIBLE DENSITY(PHASE-I) 111.67325 ACRE OR 451924.892 SQM.	ACHIEVED - PHASEWISE												TOTAL ACHIEVED
	PHASE-I		PHASE-II		PHASE-III	PHASE-IV	PHASE-V	PHASE-VI	PHASE-VII	PHASE-VIII	PHASE-IX	PHASE-X	
FAR	564906.115		298771.442	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	298771.442
GROUND COVERAGE			158173.712	9911.616	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	9911.616
DENSITY	34200		48 815										48 815

PERMISSIBLE COMMERCIAL COMPONENT@ 2.328 ACRE OR 9421.067 SQM.	ACHIEVED - PHASEWISE												TOTAL ACHIEVED
	PHASE-I		PHASE-II	PHASE-III	PHASE-IV	PHASE-V	PHASE-VI	PHASE-VII	PHASE-VIII	PHASE-IX	PHASE-X		
FAR	16486.867	0.000											
GROUND COVERAGE	4710.533												

COMMUNITY FACILITY											
	TOTAL REQUIRED	PROPOSED									TOTAL PROPOSED
		PHASE-I	PHASE-II	PHASE-III	PHASE-IV	PHASE-V	PHASE-VI	PHASE-VII	PHASE-VIII	PHASE-IX	PHASE-X	
NURSERY SCHOOL	1										
PRIMARY SCHOOL	1										

PARKING NUMBER (TABLE-2)			capacity
BASEMENT -01			
NAME	SINGLE	HANDICAPP. PARKING	TOTAL	
UNDER TOWER -A,B,C & D	638	8	646	652
UNDER TOWER -E & F	322	6	328	351
UNDER TOWER -G	155	4	159	178
		TOTAL	1125	
BASEMENT -02			
NAME	SINGLE	HANDICAPP. PARKING	TOTAL	
UNDER TOWER -A,B,C & D	667	8	675	675
UNDER TOWER - E & F	322	6	330	353
UNDER TOWER -G	159	4	163	173
		TOTAL	1168	
BASEMENT -03			
NAME	SINGLE	HANDICAPP. PARKING	TOTAL	
UNDER TOWER -A,B,C & D	660	8	668	735
UNDER TOWER -E & F	346	6	352	387
UNDER TOWER -G	179	4	182	185
		TOTAL	1202	
		TOTAL PARKING IN BASEMENTS	3530	
		PARKING ON SURFACE	42	
		HANDICAPP. ON SURFACE	14	
		GRAND TOTAL	**3586**	



SITE AREA CALCULATION OF NURSERY SCHOOL											
NO.	A		B		C			AREA OF = S/2-A(S-B)(S-C)		Area	
GROSS - D											
1	16.48	+	8.90	+	20.340	/	2	=	72.86	5130.774	71.629 SQM
2	20.340	+	27.28	+	23.190	/	2	=	35.405	52935.933	230.078 SQM
3	28.27	+	27.28	+	22.260	/	2	=	39.405	83022.158	288.136 SQM
4	29.27	+	21.520	+	20.550	/	2	=	35.67	48841.761	221.002 SQM
								TOTAL	=		810.845 SQM

SITE AREA CALCULATION OF PRIMARY SCHOOL							
GROSS - A							
1	0.5	X	81.540	X	13.640	=	556.103 SQM
2	0.5	X	48.530	X	1.940	=	47.074 SQM
3	0.5	X	48.490	X	66.850	=	1620.778 SQM
					TOTAL	=	2223.955 SQM

SERFACE PARKING AREA									
GROSS - A									
P1	=	1	X	14.500	X	11.000	=	159.500	SQM
P2	=	1	X	8.190	X	24.000	=	196.560	SQM
P3	=	1	X	68.808	X	11.000	=	646.855	SQM
P4	=	4	X	11.400	X	8.500	=	387.200	SQM
P5	=	1	X	11.000	X	5.000	=	55.000	SQM
P6	=	1	X	11.400	X	14.100	=	160.740	SQM
P7	=	1	X	11.000	X	37.860	=	416.460	SQM
						TOTAL	=	1812.395	SQM
TOTAL SURFACE CAR PARKING AREA					=	GROSS - A			
					=	1812.395	SQM		
NO OF CAR ACHIEVABLE					=	1812.395	/	23	
					=	79	CARS		

GUARD ROOM AREA									
GROSS - A									
g1	=	3	X	2.000	X	1.480	=	8.940	SQM
						TOTAL	=	8.940	SQM

GUARD ROOM AREA (COUNTED IN FAR)									
GROSS - B									
t1	=	3	X	2.000	X	2.910	=	17.460	SQM
						TOTAL	=	17.460	SQM

SURFACE STAIRCASE AREA CALCULATION									
GROSS - A									
ST1	=	1	X	3.300	X	7.740	=	25.542	SQM
ST2	=	0.5	X	(5.515+5.110)	X	3.200	=	17.000	SQM
ST3	=	1	X	3.615	X	5.050	=	18.256	SQM
ST4	=	1	X	5.350	X	3.600	=	19.260	SQM
ST5	=	1	X	3.200	X	6.400	=	20.480	SQM
ST5a	=	1	X	1.800	X	1.600	=	2.880	SQM
ST6	=	1	X	3.200	X	6.400	=	20.480	SQM
ST6a	=	1	X	1.800	X	1.600	=	2.880	SQM
ST7	=	1	X	3.200	X	6.400	=	20.480	SQM
ST7a	=	1	X	1.800	X	1.600	=	2.880	SQM
ST8		1	X	3.200	X	7.110	=	22.752	SQM
						TOTAL	=	172.890	SQM

Note :-

1. BUILDING WILL BE DESIGNED (STRUCTURES) AS PER RELEVANT IS CODES FOR EARTH QUAKE RESISTANCE.
2. BUILDING HAS AUTOMATIC SPRINKLER SYSTEM ON ALL FLOORS.
3. BUILDING ARE ARTIFICIALLY LIGHTED, MECHANICALLY VENTILATED & HAVE 100% POWER BACKUP.

PROJECT

PROPOSED BUILDING PLAN OF RESIDENTIAL COLONY UNDER NEW INTEGRATED LICENSING POLICY(NILP) DATED 11.05.2022 ON LAND MEASURING 116.29625 ACRES (LICENCE NO. 219 OF 2023.DATED 25-10-23.) (AN AREA MEASURING 103.05625 ACRES MIGRATION FROM LICENCE NO. 27 OF 2012 DATED 02.04.2012 AND 13.24 ACRES AS FRESH AS FRESH APPLIED AREA) IN SECTOR -76 & 77, GURUGRAM MANESAR URBAN COMPLEX BEING DEVELOPED BY DLF LTD.IN COLLABORATION WITH LAND OWNERS AND IT' S ASSOCIATE COMPANIES

DESIGN ARCHITECTS

Arcop Associates Pvt. Ltd.,
Plot No.-36B,Institutional Area,
Sector-32,Gurgaon,
Haryana-122001.

ASSOCIATE ARCHITECTS

RSMS ARCHITECTS

RSMS ARCHITECTS PVT. LTD.
69,Nora Niwas Bhawani Kunj
(Behind D2), Vasant Kunj,
New Delhi-110070.
Tel.: 011-26898616,26898617
www.rsms-arch.com

DTP (HQ) | Member Secretary BPAC | A.T.P (HQ) Member BPAC | Member BPAC

Consultant Architect | ATP(HQ) | Ram Avtar Bassi JD(HQ) Member BPAC

JD | PA | A.T.P

Checked and found ok for Public Health (Internal) Service only subject to comments in in forwarding letter No.23.8323-DC 6/11/23

Superintending Engineer (HQ) for Chief Engineer-I HSVP, Panchkula

SANCTIONED
TO BE READ WITH THIS OFFICE MEMO NO: 422-59
DATED : 13-12-2023

ARCHITECT'S SEAL & SIGNATURE	OWNER'S SEAL & SIGNATURE
	For DLF Limited Authorised Signatory

SEP.-2023 | Scale : 1:800

Drawing Title:- SITE PLAN (PHASE-I)

Drawing No:- ST-01